



STATE OF TEXAS
COUNTY OF TRAVIS

(Temporary Working Space Easement)
WILLIAMSON CREEK TRIBUTARY 2
C.O.A. WPDRD, Proj. No. 5848.044

EXHIBIT “ A ”

LEGAL DESCRIPTION FOR 4590.14 TWSE

Field notes description for a parcel of land containing 0.111-acre of land, equivalent to 4,843 square feet of land out of the Santiago Del Valle Grant, Abstract No. 24 in Travis County, Texas, being out of and a part of that certain 0.5609-acre parcel of land known as “Tract 5”, which was conveyed to Michael R. Eledge, et al., by that certain Warranty Deed executed January 7, 1987 and recorded in Volume 10047, Page 838 of the Real Property Records of Travis County, Texas; said 0.111-acre parcel of land being more particularly described by metes and bounds as shown on the attached sketch:

BEGINNING FOR REFERENCE at a 1/2-inch iron rod found at the point of intersection of the existing northwesterly right-of-way line of Stassney Lane (100-foot right-of-way width) and the southerly boundary line of a 103.771-acre tract of land which was conveyed to the Texas Parks and Wildlife Department by that certain Constable’s Deed dated March 21, 1996 and recorded in Volume 12649, Page 737, Real Property Records of Travis County, Texas; said 1/2-inch iron rod also monumenting the northeast corner of Lot 48, Block K, Second Amended Plat of Williamson Creek Subdivision Section Two, a subdivision in the City of Austin, Travis County, Texas according to the map or plat thereof recorded in Volume 86, Pages 198B-199C, Plat Records of Travis County, Texas, for the westerly corner of that certain slope easement containing 0.0630-acre of land and denoted as “Tract 1” in the above mentioned Volume 10047, Page 838; Thence, North 55° 59’ 10” East (record = North 55° 56’ 34” East), along said existing northwesterly right-of-way line of Stassney Lane, with the southeasterly line of said Michael R. Eledge, et al. “Tract 1”, at a distance of 274.56 feet (record = 274.56 feet), passing the easterly corner of said Michael R. Eledge, et al. “Tract 1”, same being the southerly corner of that certain 0.0845-acre parcel of land known as “Tract 3”, being a drainage easement recorded in said Volume 10047, Page 838 and continuing along the southeasterly line of said “Tract 3”, in all a total distance of 354.56 feet to a 60d nail set at the easterly corner of the Michael R. Eledge, et al. “Tract 3”, also being the southerly corner of the above referenced Michael R. Eledge, et al. 0.5609-acre slope easement; Thence, leaving said existing northwesterly right-of-way line of said Stassney Lane, North 56° 40’ 16” West, (record = North 57° 02’ 40” West), along the common easement line of said Michael R. Eledge et al. “Tract 3” and “Tract 5”, a distance of 49.87 feet (record = 50.00 feet) to a 60d nail set at the northerly corner of said Michael R. Eledge, et al. 0.0845-acre parcel “Tract 3”, from which a 1/2-inch iron rod found at the westerly corner of said Michael R. Eledge, et al. 0.5690-acre parcel “Tract 5” bears North 56° 40’ 16” West (record = North 57° 02’ 40” West), a distance of 101.09 feet; Thence, leaving said common

CAPITAL VIEW CENTER 1301 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING B, SUITE 315, AUSTIN, TEXAS 78746 (512) 328-7411 (512) 328-7413
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easement line and through said Michael R. Eledge, et al. 0.5609-acre parcel "Tract 5", North 26° 41' 59" West, a distance of 48.58 feet to a 60d nail set for the southwest corner and **POINT OF BEGINNING** of this easement, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet, Combined Scale Factor 0.9999555) values of N= 10,043,440.50, E= 3,119,160.46;

THENCE, **North 33° 00' 10" East**, a distance of **70.04 feet** to a calculated point on the northerly boundary line of said Michael R. Eledge, et al. 0.5690-acre parcel "Tract 5", for the northwest corner of this easement;

THENCE, with the northerly boundary line of said Michael R. Eledge, et al. 0.5609-acre parcel "Tract 5", **North 82° 49' 55" East**, a distance of **23.57 feet** to a calculated point, for the northeast corner of this easement; from which a 1/2-inch iron rod found at the northeast corner of said Michael R. Eledge, et al. 0.5690-acre parcel "Tract 5", bears North 82° 49' 55" East, a distance of 168.63 feet;

THENCE, leaving said northerly boundary line and through said Michael R. Eledge, et al. 0.5609-acre parcel "Tract 5", the following two (2) courses:

- 1) **South 57° 12' 52" East**, a distance of **98.91 feet** to a calculated point, for the southeast corner of this easement; and
- 2) **South 86° 47' 15" West**, a distance of **144.92 feet** to the "**POINT OF BEGINNING**", and containing 0.111-acres of land, more or less.

Basis of Bearing:

Bearings mentioned on this easement are based on the City of Austin G.P.S. controlling monuments being J-16-3001 Grid Coordinates N=10,044,302.05, E=3,116,148.39, and utilizing J-16-4001 Grid Coordinates N=10,044,334.35, E=3,115,579.61 (see City of Austin monument data sheet). Distances shown hereon are surface.



CERTIFICATION:

I do hereby certify that this easement description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

**As Prepared by
Landmark Surveying, LP**

Juan M. Canales, Jr.

Juan M. Canales, Jr.
Registered Professional Land Surveyor No. 4453
Senior Project Manager
Firm Registration No. 100727-00

2-19-2010
Date

REFERENCES

MAPSCO 2009, Page 645-X
AUSTIN GRID NO. J-16
TCAD PARCEL ID NO. (not documented)
4590.14 TWSE (Eledge et al)Tract 5_rev1.docx



FIELD NOTES REVIEWED

By: *Clark Daniel* Date: *03-03-2010*

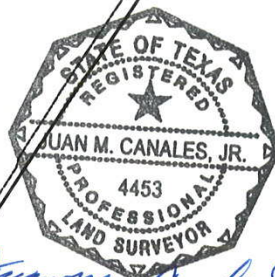
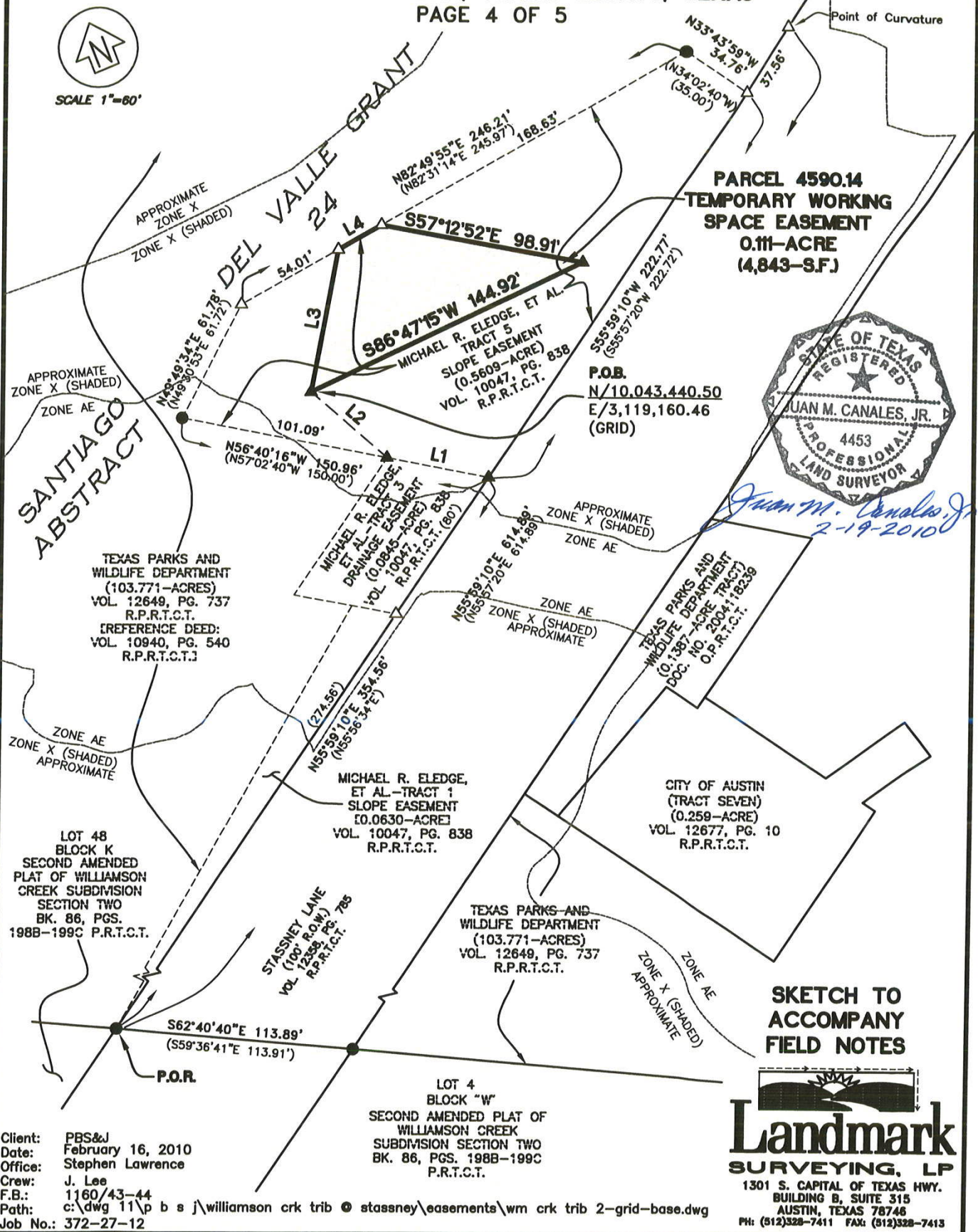
Engineering Support Section
Department of Public Works
and Transportation

**SUR Y OF A PORTION OF 0.5609 ACRE,
THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

PAGE 4 OF 5



SCALE 1"=80'



Juan M. Canales, Jr.
2-19-2010

**SKETCH TO
ACCOMPANY
FIELD NOTES**

Landmark
SURVEYING, LP
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

Client: PBS&J
Date: February 16, 2010
Office: Stephen Lawrence
Crew: J. Lee
F.B.: 1160/43-44
Path: c:\dwg 11\p b s j\williamson crk trib © stassney\easements\wm crk trib 2-grid-base.dwg
Job No.: 372-27-12

**SURVEY OF A PORTION OF 0.5609- CRE,
THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
PAGE 5 OF 5**

LEGEND

The property described hereon is contained within Zone X (Shaded); as scaled on F.I.R.M. Map Number 48453C0605H, dated September 26, 2008 as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

Restrictive Covenant and Easement Note:

- 10d. Electric transmission and/or distribution line easement recorded in Volume 585, Page 85 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10e. Sanitary sewer easement recorded in Volume 3931, Page 2088 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10f. Sanitary sewer easement recorded in Volume 5685, Page 2213 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10g. Slope easements recorded in Volume 12358, Page 785 of the Real Property Records of Travis County, Texas DOES APPLY to the subject easement.
- 10h. Boundary Agreement recorded in Volume 3756, Page 377 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.

All easements of which I have knowledge and those recorded easements furnished by Alamo Title Insurance according to Commitment Number AT09002297, are shown or noted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

I hereby certify that a survey was made on the ground of the easement shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown; that said easement does not have access to and from a public roadway; and that this plat is an accurate representation of the easement to the best of my knowledge.

BEARING BASIS NOTE:

STATE PLANE COORDINATE SYSTEM (GRID) NAD'83
TEXAS CENTRAL ZONE 4203
COMBINED SCALE FACTOR = 0.9999555
NAVD'88 VERTICAL DATUM

Horizontal and vertical coordinates for C.O.A. Monument No. J-16-3001 and Monument No. J-16-4001 as published by the C.O.A., were used as the controlling monuments for this survey. Distances shown hereon are surface.

**AS SURVEYED BY
LANDMARK SURVEYING, LP
FIRM REGISTRATION NO. 100727-00**

Juan M. Canales, Jr. 2-19-2010

**JUAN M. CANALES, JR.
Registered Professional Land Surveyor No. 4453
DATE: February 16, 2010**

**THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE
ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR**

Client: PBS&J
Date: February 16, 2010
Office: Stephen Lawrence

Crew: J. Lee
F.B.: 1160/43-44
Path: c:\dwg 11\p b s j\williamson crk trib @ stassney\easements\wm crk trib 2-grid-base.dwg

Job No.: 372-27-12



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